

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 38, Number 2

GREENBELT, MARYLAND

Thursday, November 28, 1974

GHI Membership Meeting Called For December 11

by Al Skolnik

A Greenbelt Homes, Inc. membership meeting has been scheduled for Wednesday evening, December 11, to vote on the question whether to approve an increase in the operating budget for 1975 of 20.67 percent. According to GHI by-laws, any increase in operating charges of 10 percent or more must be approved by the membership. The meeting will be held at the Center School Auditorium.

In terms of total current monthly charges (which include principal and interest payments on the mortgage), the increase comes to 17 percent — 10 percent for the bricks, 11 percent for the new homes, and 22 percent for the frame homes. The cited figures are averages, for some homes the increase would be smaller and for some larger.

The larger increase in the frame homes is due in large part to three factors: (1) the devastating effects of the fuel oil price situation; (2) the costs of the energy-conservation program; and (3) the fact that two major maintenance programs — trim paint and roof replacement — were paid for out of reserves last year and can no longer be so financed.

The frame homes use mainly #4 oil, the bricks entirely #2. Until this year, #4 oil was cheaper than #2 oil by 6 to 10 cents a gallon. Currently, the price of #4 oil is 35 cents a gallon, #2 oil 32 cents. As a result, GHI estimates that 1975 fuel oil costs plus other heating costs for the frame homes will increase by \$108,000 over 1974, while those of the brick homes will increase only a few thousand.

The GHI board has approved expending all of the remaining \$146,000 of the deferred GNMA mortgage money for energy-conservation measures in the frame homes. Last year about one-third of the energy-conservation funds were spent in the frame homes and two-thirds in the brick homes, and each were charged accordingly. This year, with all the money going into the frame homes, the latter will have to pay an additional \$52,200 toward the repayment of the mortgage funds to GNMA.

Last year in order to keep the budget increase within 10 percent as requested by the membership, the board financed the trim paint and roof replacement programs for the frame homes out of reserves. The reserves are no longer there to finance these programs and hence the full cost of these two programs amounting to \$55,400 have to be charged against the members. The 1975 budget also calls for the introduction of another major maintenance program — termite control and repair. The damage done by termites in some frame home courts has been quite severe.

Petition

The GHI board has also been asked by Gordon Allen on behalf of petitioners to submit a petition on the townhouses to the membership at the December 11 meeting. The petition asks "Shall the members of GHI assume corporate responsibility for the outcome of the townhouse project" or "Shall members of the Larger Homes Committee between 1968 and 1970 (inclusive) and the GHI officers of 1969/70 be asked to take responsibility for their actions which gave the townhouse project its results, and for any claims which may arise from it?"

The board was perplexed as to the legal ramifications of the petition and has referred it to its legal counsel.

Holiday Film At Library

December holidays in stories, songs, and film will be presented by the Children's Department of the library on Tues., Dec. 3, from 4 to 5 p.m. Admission is free. For details call 345-5800

Recreation Review

Youth Center Hours

Winter Hours will begin on Sun. Dec. 1. The center will be open Mon. thru Fri. 3:30-11 p.m.; Saturdays 9-5 pm and 7-11 pm.; and Sundays from 1-11 p.m.

Women's Basketball

All women 18 & over interested in playing organized basketball should meet in the Youth Center gym on Wed. nights at 9 p.m. beginning Dec. 4. For further information, call 474-6873, M-F, 9-5 p.m.

Craft Show and Sale

On Fri., Sat. and Sun., Dec. 6, 7, & 8 the Recreation Dept. will sponsor its third Annual Craft Show & Sale. The hours are Fri. from 7-10 p.m. Sat. and Sun. from 1-5 p.m. A wide variety of craftsmen will show a wide range of gift and decorative items.

In addition the Goddard Garden Club will once again have their Greens Show.

Open Gym

Greenbelt Jr. High School will hold open gym on Sundays from 2-6 p.m. beginning Dec. 1. Sr. high students and adults only.

Teen Club

A private group tour has been arranged for the club to the Kennedy Center on Sat., Dec. 6.

The bus will depart at 9 a.m. from the Youth Center and will return at 4 p.m.

An admission fee will be charged.

Pre-teen Club

Films of the Apollo Space Flights will be shown on Fri. evening from 7-9 p.m. at the Ridge Rd. Center. Free popcorn for all!

Traditional Interfaith Thanksgiving Service

Members and friends of four religious groups in Greenbelt will gather for the traditional interfaith service on Thanksgiving Day, Nov. 28, at 10:30 a.m. This year the service will be held at Greenbelt Community Church.

Greenbelt Homemakers

The Greenbelt Homemakers will have a Christmas craft workshop at the library on Wed., Dec. 4, at 7:30 p.m. Gingham wreathes will be demonstrated. All members should bring 1½ dozen cookies and recipes. Visitors are welcome.

Please call Sue Soule for further details at 474-0881.

NEW TRASH NUMBER

Residents requesting special trash pick-up, wishing to make a complaint or seeking information on refuse collection should call 474-8004, the Greenbelt Public Works Department. With the employment of a Clerk-Secretary at the Public Works Department these requests are now being processed through that office instead of the City Offices. While this type of call is still being handled at the City Offices, the information is transferred down to the Public Works Department and quicker service can be obtained by calling the Public Works Department directly. The Public Works office hours are 8 a.m. to 4:30 p.m. weekdays.

City of Greenbelt Maryland

Regular Meeting of City Council

Monday, Dec. 2, 1974
8:00 p.m.

I. ORGANIZATION

1. Call to Order
2. Roll Call
3. Meditation
- Pledge of Allegiance to the Flag
4. Minutes of Regular Meeting of November 18, 1974
5. Additions to Agenda by Councilmen and Manager

II. COMMUNICATIONS

6. Petitions and Requests
7. Administrative Reports
8. Committee Reports -

III. OLD BUSINESS

9. Driveway Permits - APB Report 153
10. Boys and Girls Club - PRAB Report 21-74

IV. NEW BUSINESS

11. Playground on Parcel 7
12. Playground in Lakewood Stream Valley
- Letter from President of Woodway Community Development, Inc.

V. MISCELLANEOUS

The Police Blotter

Several autos were broken into in Springhill Lake. Also, two automobiles were stolen, one from Springhill Lake and one from Lakeside North. Neither has been recovered at this time.

The youth center was broken into on Saturday. Some small candy machines were stolen and subsequently recovered. The investigation is continuing.

PFC Robert Smith arrested a resident of Washington for grand larceny at the FDR construction site. Another subject was previously apprehended and charged.

A resident of Lanham has been arrested by PFC Smith and charged with the rape of a female in Springhill Lake. During this calendar year, three rapes have been reported to the police department. Investigation has led to arrests in all cases.

Tour of Greenbriar Sewage Plant Intrigues Reporters; Mayor Can't Wait to Drink the Effluent

by Elaine Skolnik

It was really weird crossing the threshold into the Greenbriar sewage treatment plant. For three years, controversy surrounded this blue building with its funny round drums, odd-shaped pumps and pipes, generators, churning waters and panels of meters, dials and alarms. For three years, the plants proponents and opponents were locked in battle. Evenly-matched, it seemed there would never be an ending.

But here we were — 10 hardy souls who braved the rain on Nov. 20 — to see what it was all about. Our host was hard-hatted Jim Spangler, Washington Suburban Sanitary Commission's plant engineer who expects to spend about 70% of his time at the Greenbriar plant. A graduate of Michigan State with a degree in civil engineering, articulate and affable, the young sanitary engineer was completely captivated by the plant which he described as "number 1 in the country." (Move over Alan Kay and John Cookson — you have company.) Spangler confessed that the Landover Mall plant, which he also supervises, does not have Greenbriar's sophistication and refinements.

In fact, he said, Greenbriar's standards are really too high for a sewage plant; the effluent being of better water quality than that produced by most water purification plants. He indicated that the effluent should be used at least for watering the grass and household appliances; however, he did not think people were ready, psychologically, to drink the product.

"Not so!" said Mayor Richard Pilski, his arm outstretched for the first glassful. The mayor was given a raincheck, and will have to wait until the plant's systems are filled, but just as soon as there is discharge, we will return . . .

The Tour

Looking down into a deep wet well near the plant, where all the sewage from the Greenbriar condominium apartments (about 47 units occupied to date) converges, we noticed a grate covering the bottom. This keeps large objects from entering the system, and the debris is removed regularly.

From the well, the sewage is pumped over to the secondary treatment tank adjacent to the plant for the first stage of treatment — that phase which will produce effluent low in organic content, low in suspended solids and low in pathogenic microorganisms. It was a steep climb to the top of the tank — a bit too high for this reporter and her editor, Mary Lou Williamson. However, fear of heights was soon forgotten as the chilly rain brought on a case of shivers. But we carried on, peering into the big drum with its mysterious compartments.

There is the communitator which receives the raw waste and grinds it up into small pieces. The waste then flows into a biological process fed with a concentrated bacterial sludge — the "bugs" which eat the sewage and degrade the organic materials to gases, inorganic ions and water. During this process oxygen is continuously added by mechanical aerators. The procedure is designed to prevent odors.

The bacterial sludge is continuously removed and recycled through the biological process. Any unused sludge is placed in a tank which, when filled, will be trucked away to a regional treatment plant.

We saw the surge tank and effluent holding tank which equalizes the flow into the plant where the second stage, the advanced treatment process, is located. This was to be our next port of call. But,

Santa Arrives Beltway Plaza

The Greenbelt-Beltway Plaza Association parade featuring the arrival of Santa Claus will take place Sat., Nov. 30, starting at 12:15 p.m. Santa aboard a fire engine, and his staff will arrive at Beltway from the Berwyn Heights Fire Dept., across Greenbelt Rd., entering the Beltway Plaza Shopping Center parking lot area from Cherrywood Lane.

first, we had to get down, an undertaking that didn't bother city clerk Gudrun Mills, who in heels, gracefully negotiated the steps. However, gallant councilmen Charles Schwan and Gil Weidenfeld offered to descend first just in case . . .

Back at the plant, which, incidentally, is immaculate (their secret is Soilax and Old Dutch Cleanser), we observed the advanced treatment process which provides for phosphorus removal by means of precipitation and flocculation. This creates another type of sludge, a chemical sludge which is removed to the sludge holding tank. The effluent then flows to a tubesettler and mix media filter to remove any remaining solid material. Afterwards it is aerated, dissolved oxygen added, and the high pH necessary for phosphorous precipitation is reduced by the addition of controlled amounts of acid.

Spangler pointed out that the plant is equipped with recycling capabilities which enables the effluent to be recycled from any of the processes back to the deep well in the event problems develop. Intricate monitoring devices are continuously in operation. He explained that the plant had duplicate systems for all critical pumps, motors and electrical power. Director of public works Albert Attick and parks superintendent Dennis Doornekamp eyed the stand-by generator enviously, but city manager James Giese and assistant manager Dennis Piendak could not be persuaded to include funds in next year's budget for such a "gem."

The third stage of treatment consists of pumping the effluent into a chlorine tank for disinfection, where it is retained for an hour. At the end of this process, virus removal efficiency is estimated at 99.9995%. Recently, nationwide attention has been focused on the discovery of cancer producing compounds in drinking water which is caused, according to some scientists, by chlorine. Spangler noted that prior to discharge into the stream, Greenbriar's effluent is completely dechlorinated by using sulphur dioxide.

Spangler explained that the plant will have round-the-clock operators. Two or three operators will be on hand when the effluent is discharged into the stream. "At such times," he said, "we have to keep track of lots of things. Systems and monitoring devices must be carefully watched to assure that the plant operates at maximum efficiency."

Accompanying the Greenbelt contingent on the morning tour was WSSC Public Relations Officer Thomas Boudreau. On the scene also was Heinz J. Weverink, Regional Inspector of the Enforcement Division of the Maryland Water Resources Administration who will be a regular visitor to the new facility. WRA, as well as the State Department of Health and Mental Hygiene, County Department of Health and the Federal Environmental Protection Agency will be receiving regular reports on the plant's performance and test results. Spangler appeared unruffled by the prospect of having so many eyes upon him.

It might be risky to say that this is the last chapter in the saga of the Greenbriar sewage treatment plant. The effluent has yet to be discharged into the stream, and, in any event, we really wouldn't want to say "fini" until Mayor Pilski has the first glassful.

GREENBELT NEWS REVIEW

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Thursday, November 28, 1974

A Look at the Record

To the Editor:

What are the duties of the GHI employees of the Fiscal, Sales, Contracts and General Manager's office? Is it reasonable to assert, as a letter to the News Review did, that the affairs of a corporation with an annual cash flow of \$4 million and a budget of over \$3 million require only "a few letters typed, a few meeting minutes written up, and an occasional agreement written up?"

Let's look at the record.

To begin with, the statement does not stand up that GHI members are paying "well over one thousand dollars a day" for these services. The budgeted expenditures for 1975 add up to \$219,811. (To reach the \$1,000 a day figure requires the inclusion of such items as legal and audit expenses, telephone and postal costs, office expenses, and maintenance of the administration building.) It is clear that divided by 250 working days as the letter writer suggested, his \$1,000 figure is inflated by about \$120 a day.

But more important, the sum to be divided should be reduced by the costs necessary to process sales and contracts, \$77,500, since these costs are more than offset by the income they produce for GHI.

This leaves a figure of \$142,300 to cover administrative and clerical costs of the General Manager's office and Finance Department. Deducting from this the salaries and associated expenses of the top administrative and professional positions - General Manager, his Administrative Assistant, Comptroller and Accountant - leaves a figure of \$77,000, just over \$308 a day and a far cry from \$1,000 a day as the "amount spent for clerical work" - the matter about which the News Review correspondent complained.

These administrative staff people in association with and under the direction of the top administrative personnel prepare the annual budget, maintain all financial records, prepare quarterly operating statements, pay all tax and other bills, invest funds available for investment, negotiate contracts, handle member complaints and requests, collect monthly charges from 1,608 members and collect and disseminate information to the board and members. Yes, they do handle correspondence and write up minutes of meetings. Incidentally, more than \$3,000 in postage costs is required for "the few letters typed."

Those listed are not all the duties performed by the staff people, but they should be sufficient to make it clear why Cresap, McCormick and Pagant found the administrative staff "barely adequate" to meet workload demands.

Charles F. Schwan

GHI's Heating Problems

Editor's Note: Because of the technical nature of the questions raised by the following letter, we asked for comments from Hugh O'Donnell, chairman of the GHI Engineering and Maintenance Committee.

To the Editor:

On October 29, 1974, the general manager of GHI presented his 1975 budget to the board of directors. That budget was used as the basis for the comments offered in this letter.

On page 5 of that budget, it is estimated that 1,996,770 gallons of heating oil will be used during the 1975 heating season. And by dividing this figure by 1,600 we arrive at a figure of 1,223 gallons as the average amount required by an individual member's unit.

On page 5 of that budget it is estimated that the cost of oil will be \$689,699.00. Again, by dividing by 1,600, we arrive at a cost of oil for each member's unit at \$431.03.

A check with various oil suppliers shows that users of dwellings similar to ours that have individual heating facilities use some 500 gallons per year - and at current prices their cost is \$172.40 per heating season.

By the simple process of subtracting \$172.40 from \$431.03 we arrive at a figure of \$258.63 we in GHI are paying above what the user with individual heat pays.

By the simple process of multiplying this figure of \$258.63 by 1,600 we arrive at a figure of \$413,808.00 we will have paid out due to the type of heating system we have and the heat losses due to line losses and malfunctioning controls.

In 1972 when I was a member of the TAA Sub-Committee, I made the recommendation to that committee that we investigate converting to individual heating facilities for each member. This recommendation was made after an investigation of the cost of oil per gallon and the cost of individual heating units would save each and every member approximately \$100.00 on his 1973 heating costs. This investigation did not include the cost of heating personnel since the hot water aspect was not considered in that investigation.

It is interesting to note that if we would convert to individual heating for each member that the cost of conversion would be less than the 1975 projected cost as quoted in the budget presented by the General Manager. Yes, we could convert to individual heat with thermostatic controls operated by the individual member and purchase a year's supply of oil for less than the cost of oil would be if we retained our present low efficiency system!

While the cost for the first year after conversion would be approximately the same, we would be saving some \$400,000 each and every year after that... and we do have use for such savings!

However, we will not realize the savings that are possible and be faced with increased yearly budgets until we the membership of GHI unite and tell our general manager and our board of directors to run our affairs in a businesslike manner! Yes, the choice is up to us!

Ben A. Hogensen

Comments

To the Editor:

I would like to reply to Mr. Hogensen's letter and offer some corrections and comments.

In his letter, Mr. Hogensen states that "dwellings similar to ours"

use some 500 gallons of oil per year. However, his assumption is somewhat low, 600 - 700 gallons would be more representative, according to my information. Furthermore, this consumption is for fully insulated homes of average size. The vast majority of GHI homes are not well insulated.

Installing individual furnaces in each home would be fairly costly and would involve solving some fairly difficult problems as to furnace location and piping, fuel tank location and fuel delivery, construction and fireproofing of furnace enclosures, flue location and construction and many others. The buildings themselves would still be "heat sieves".

Insulating those buildings at the end of long steam lines, as well as those homes on the small steam plants in the "South End," producing savings in fuel by converting the small plants from steam to hot water - these are all far more businesslike effective measures than Mr. Hogensen's proposals.

Mr. Hogensen is correct in stating that fuel consumption is too high in GHI heating operations. It is too high by 25% to 35% using the heat demand estimates in the Goddard Proposal for the Greenbelt Community Project. The heat loss study contained in that document showed that the most cost effective improvements were insulating windows and doors and improved ceiling and wall insulation. Mr. Norman Meyer's report of April 1973 stated that a cost effective measure in the frame homes would be the installation of insulation and vapor barrier in the foundation crawl spaces. The Goddard study also showed that adequate controls were a necessity, controls such as the variable temperature controls now installed on the brick and block home heating plants. But - these homes have circulating hot water heat which permits refined controls to be used. The steam plants in the "South End" are good candidates for conversion to hot water - and to variable temperature controls.

The four largest plants in the "North End" are another problem - one of great magnitude, since these four plants heat 45% of all GHI homes. Some improvement in efficiency for these plants will be evident since the installation of new burners. Nonetheless, their eventual replacement is inevitable. The question is - with what will we replace them? More important, how will we pay the cost? This matter is now under study. However using Mr. Hogensen's figures for oil consumption (which are slightly low), a 25% reduction in oil consumption would produce a \$107 saving to each member yearly, on the average, (a total of \$169,000), at a much lower capital cost. Programs to do just that are now before the Board.

Individual furnaces are an unlikely and expensive alternative - electric hydronic units cost too much to operate, natural gas is not available, individual oil furnaces require individual flues and oil tanks. (Imagine 1,000 oil delivery pipes scattered all over Greenbelt!)

The most reasonable alternatives appear to be row-sized or court-sized furnaces, oil-fired, circulating hot water (hydronic), with variable temperature controls and one oil tank per court, as in the homes south of Northway.

Whatever final solution is chosen, members will have the assurance that the decision will be made and its effects analyzed in a sound and businesslike manner.

Mr. Hogensen and other interested members are invited to attend all board and committee meetings. I, like you, am a GHI member and we have our own best interests to serve.

Hugh B. O'Donnell
Chairman, Engineering & Maintenance Comm.

THANKS

To the Editor:

We would like to thank our friends and neighbors for all the help and sympathy shown us during the illness and after the passing of our husband and father.

The John I. Leslie family

A GHI "Hoax"

To the Editor:

... I have Mr. Breashears 1973 report to the GHI board which clearly shows that over \$28,000 of preliminary work on the four (4) North end boilers, serving 704 units, was cash paid during 1973 under contract work costing \$210,500. I counted those invoices too. Adding the \$28,000 + \$11,000 paid for reduction on moratorium, the frames have a credit of at least \$39,000 toward the \$51,000 charge. This leaves only \$22,600 to be paid. The board's charge of \$63,000 in 1975 to the frames as payment for the next three (3) years can only be matched in brazenness by the capital improvement hoax.

Be forewarned, frame homeowners. The board will call a membership meeting to ask the members' permission to spend the balance of the moratorium. Insist the meeting be solely for the frames. They are the ones to decide, not the board, the bricks or the larger homes. This is to remind the frames of the capital improvement charges to them: 1973-\$47,549; 1974-\$53,792; 1975-\$54,889. I advise not an additional dollar be allotted of the moratorium moneys until the capital improvement is cleared up. Your board already billed the frames for \$63,000 in 1975. The frames would end up paying \$200,000 by 1977. Would it surprise the frames when I state, "It is the biggest hoax ever perpetrated on an unsuspecting, unsophisticated membership."

I shall document that statement publicly.

And last but not least, we have an annual increase in payroll since the 20% given in 1969. There is no compelling reason to grant another one this year. Very few of our employees earn less than \$9,000 per year. The increase last year was \$59,086. Considering the national picture of unemployment of equally competent workers and our non-profit status, I would veto any increase no matter how merited. \$9,986 includes payroll tax. pen-

Hromulak - Holt

Mr. and Mrs. Joseph Hromulak of Greenbelt announce the engagement of their daughter, Margaret Louise to Richard Wayne Holt, son of Mrs. Edith Holt and the late Herbert Holt of New Carrollton.

The bride-to-be is currently employed as an accounts payable clerk for the Francis O'Day Construction Co. of Rockville. Her fiancé is a graduate of Prince Georges Community College and is currently completing his studies at the University of Maryland. Both Margie and Rick are 1971 graduates of Parkdale Sr. High School. A July wedding is planned.

Boys and Girls Club

by Fred Ford

Fri. begins our push on to victory in the Beltsville Invitational games starting at 9 a.m. at Sellman Rec. (soccer).

Intramural Basketball - Youngsters ages 7 to 9 are needed for our city basketball league sponsored by Greenbelt Boys and Girls Club. Call Fred Ford, 474-8343, to sign up.

Festival of Lights - Volunteers are needed to man the concession stand in the Youth Center Dec. 7 and 8 the Alberto Yanez Invitational Soccer Tournament. More details next week.

James Bert Bates

James Bert Bates, who would have been 90 years old on Nov. 29, died at the Carroll Manor Nursing Home on Nov. 23. A memorial mass will be held on Fri., Nov. 29, at 10 a.m. in St. Hugh's Church. Burial will be in Aberdeen Washington.

Mr. Bates, who resided with his son, James E. Bates at 16 Woodland Way for many years, had been an active member of the Greenbelt Golden Age Club. In addition to his son, he is survived by eight grandchildren.

son and hospitalization, etc.

Martha Hutzler

GREENBELT COMMUNITY CHURCH

(United Church of Christ)

Hillside and Crescent Roads - Phone 474-6171 (mornings)

Rev. William R. Murry, Interim Minister

Sun.-11 a.m. Worship Service and Church School.

UNITED METHODIST CHURCH

(Mowatt Memorial) 40 Ridge Rd., Greenbelt, Md. 474-8410

Rev. Clifton D. Cunningham, Pastor 474-8381

HOLY COMMUNION

Worship Service - 11:00 A.M.

Nursery through Kindergarten at 11:00 A.M.

Church School (Nursery through Adults) 9:30 A.M.

GOOD NEWS

Contrary to the T.V. and the newspapers there is a lot of good news today. The good news includes the truth that God loves you.

GREENBELT BAPTIST CHURCH

474-4040

Sunday Worship Services

11:00 am & 7:00 pm

Bible Study for all ages (Sunday)

9:45 am

Wednesday Night Service

7:30 pm

Special Thanksgiving Day Service

10:00 am

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\$1.50 for a 10-word minimum, 10c for each additional word. Submit ads in writing, accompanied by cash payment, either to the News Review office at 15 Parkway before 10 p.m. of the Tuesday preceding publication, or to the Twin Pines Savings and Loan office. There is no charge for advertising items that are found.

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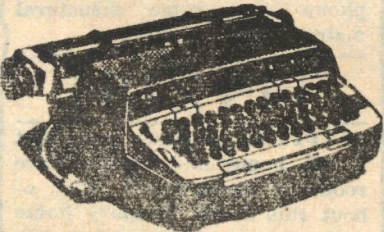
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TWIN LAKES, VA. - Camping lot 3/4 acre - beautiful. \$2700 or \$700 & take over payments. 474-7791.

FOUND: Male dog, longhair, black & tan, 18" high, found Sunday, 345-7894.

PARAKEET WITH CAGE - \$10, 552-2977.

APT. SALE Sat. 10-4 p.m. 8001 Lakecrest Dr. #201 - furniture, appliances, clothing, misc. items. Inquiries 893-0250.

Attention GHI Members!

WHY should a bank with a Trust Department be selected at the earliest date by the GHI BOARD to act as TRUSTEE for the MORTGAGE ESCROW account of the 1579 original brick and frame homes? WATCH FOR MY LETTER."

Advt. Eunice Coxon

Kid's Views

by Gretchen Sacra

I would like to hear from the younger citizens of Greenbelt expressing their views on life in our community. What's the in thing to do, what complaints of local playground equipment or safety hazards do you have, what does Greenbelt need or not need? Let us hear from you in your own words.

Write to Gretchen Sacra, c/o the News Review, P. O. Box 68, Greenbelt, Md. 20770.

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SALE - Large tree-ripened oranges, shipped from Florida last weekend - Call 474-0559.

BASEMENT SALE Sat., Nov. 30 11-6, 5710 E. West Hwy, E. Riverdale - furn., tools, pictures, frames, antiques, silver, ceramic tile, clothes, misc., antique quilt.

FOUND - Key near 17 Parkway. Call 345-7147.

INT. PAINTING - reasonable work, satisfactory ref. Greenbelter for eight years. 345-2570.

WANTED - Reasonably priced slant board - call 474-9203.

MOVING SALE - 2-B Hillside, 10 a.m. Sat., inside. Everything from antiques on down.

UNICEF CARDS & CALENDARS available through youth Job Corporation at Greenbelt CARES Youth Services Bureau. Call 345-3456.

BARGAINS! Two combination storm windows, 39h x 36w, new. Double oven gas range, used. 474-8272.

FOUND: Young white cat, near Center - 474-9203.



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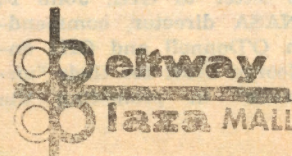
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GHI Board Considers Heat-Saving Program For Frame Homes

by Al Skolnik

How to divide up the \$146,000 remaining in the GNMA principal deferral account for energy-conservation projects was the major subject of discussion at the November 21 Greenbelt Homes, Inc. board of directors meeting. A report submitted by Hugh O'Donnell, chairman of the Engineering and Maintenance committee made a series of suggestions, but the board could not reach agreement and asked for additional evaluation and information.

One thing the board did agree on. It unanimously voted to inform the membership that its analysis at this time indicated that the most equitable and cost effectiveness use of GNMA mortgage deferral money remaining would be to use the entire amount for energy-conservation programs in the frame homes.

Last April the membership had approved the use of \$172,000 of the \$317,800 deferred mortgage amount for energy conservation programs in the frame homes and the brick homes. The membership will be asked at a future meeting — probably after the Christmas holidays — to approve the use of the remaining funds.

The Engineering and Maintenance committee listed four areas where heat-conservation measures would be productive.

(1) Complete modernization of 12 Ridge Court where pilot project for conversion from steam heat to hot water is going on. This involves insulating windows and doors, installation of vapor barrier in crawl space, and insulation of attics, for a cost of \$27,000.

(2) Install emulsifying injectors for four largest burners in North End steam plants at \$4,500.

(3) Conversion of 44 and 46 Ridge courts to hot water at cost of \$11,100.

(4) Crawl space improvements in selected sample of frame homes at \$104,500.

The board raised many questions, the leading one being which items would be of help to a maximum number of frame homeowners. Conversion of 44 and 46 court to hot water was given a low priority because it would only help that court and because the cost-effectiveness of the conversion process had yet to be determined. It was also dubious about investing more money into the 12 Ridge court for similar reasons though here there was a question as to the relative effectiveness of insulated windows vs. other types of insulation.

The board felt that it needed more data as to the savings that would be produced by the various proposals. Would, for example, dollars invested in crawl space insulation and improvements produce greater savings per dollar than dollars invested in storm windows or in insulated siding?

There was some board sentiment for paying special attention to those homes at the end of steam lines in the North End — perhaps by installing storm windows or making other insulation improvements so that the heat demand would be reduced for these homes, thus avoiding overheating for the homes near the boilers.

Management was asked to bring back to the board an evaluation of the cost-effectiveness and equity of the various proposals.

Solar Heat

The board received official word from NASA that its staff has been authorized to proceed with Phase I of the GHI solar heat project on the assumption that the responsibilities and liabilities of all parties involved can be satisfactorily formalized.

Phase I consists of selecting a sample of GHI homes for the demonstration project, installation of insulated windows, storm doors, and temperatures and fuel flow instrumentation on both the "experiment" and "control" sample homes, and evaluation of data to determine cost effectiveness of

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Word gets around out our one one bedroom apartments each with their own private yard. Suitable for just about anyone. Priced from \$8,500 to \$9,775.

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Mary E. Dixon, Broker

improvements and recommendations on further improvements to reduce energy demand. An interim report on results is expected by the summer of 1975.

The initial "experiment" and "control" samples would consist of 8 homes each for a total of 16 homes. These homes would be half from masonry (flat roof) and half from brick (slate roof) homes. Frame homes are not included because currently they have steam heat rather than circulating hot water.

The only GHI funds required for this project would take the form of labor and staff time to coordinate plans and operate the plants.

In his letter to GHI, John F. Clark, NASA director, commended Hugh O'Donnell and GHI engineer George Craft for their "untiring work" in promoting the project.

Card Party

Thurs., Dec. 5, 7:30 p.m.

Card Games inc. Bridge,

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Refreshments - Door Prizes

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Jane Kelleher

Jane C. Kelleher has joined Hugh T. Peck Properties, Inc. as Sales Representative at the Lanham Shopping Center Office, 8821 Annapolis Road. Mrs. Kelleher has been active in Real Estate for over ten years and is presently treasurer of the Women's Council, Prince Georges County Board of Realtors. She has resided in Greenbelt since 1963.

— paid ad —

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A MAYFLOWER PACT could be signed on this 3 BR masonry home close to Greenbelt Shopping Mall. Only one block! Very pleasant yard with many flowers! \$20,950.

MOM AND APPLE PIE will really be appropriate for you anytime when you buy this 3 BR brick ramble in College Pk. Woods near the University of Md. Fabulous rec. room done in authentic Polynesian style. Call 345-2151 for details on this prestige home.

KASH'S HOME KOMMENTS

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THANKSGIVING! is for the many, many blessings we in America have grown used to having. Take this time to really give thanks for the unique privileges that are ours to enjoy. Sometimes this is not easy when all of the other things in life seem to be against everything we do or try to do. The important point to remember is you can give thanks for another day to accomplish your purpose. We at Kash Realtor do wish you a happy, happy Thanksgiving.

PLYMOUTH ROCK, historically was the first step in the "New Land", don't be "chicken" call about this ONE BR ground floor apt. with woods in back. Freshly painted with new W/W carpeting, and ready to go. Just right for the beginning couple or for MOM or DAD. Monthly pmts. include all utilities except elect. and phone. Some structural maint. included. \$10,800.

FLASH! Interest rates on FHA and VA mortgages have dropped! This will open more homes to more people because of a lower pmt. and thus a lower qualifying income is needed. THERE IS PLENTY OF MORTGAGE MONEY! Call 345-2151 for details.

SPEAK FOR YOURSELF JOHN and don't wait too long to do it if you want this bargain 3 BR 1½ bath home with rec. room in bsmt. near NASA. Available on FHA/VA terms! Only \$38,000.

MINCE NO WORDS PRICELA, if you take time to "Mulling" over this fine 4 BR CAC home in Boxwood with den, T/S kit, it won't be there. Fine appliances and neat and clean as a pin. Walk-out basement, private yard. The cash in your present home could allow you to take over pmts. of \$222/mo. Call 345-2151 for details.

A "MAIZING" Here is a 3 BR home with woods in back with room to plant your own corn. Many fine appliances, quick possession. Pmts. will include all utilities except elect. and phone plus some structural maintenance. \$14,950.

345-2151

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"MASSASOIT" but did not make up his mind. This is your opportunity to put the "Indian sign" on anyone else assuming the 8% APR loan on this 3 BR 2½ bath CAC tw. hs. in Charles-town Village. There is money available to help you assume a loan if you don't have enough money. Call 354-2151 anytime day or night for information. \$35,950.

PILGRIMS PROGRESS is what normally happens when people buy homes. Start with a small one and move up. Isn't it time for you to move up into a larger home? See this 4 BR with den CAC, carport, 2 patios, custom built rec. rm. with wet bar, hge. T/S kit with fireplace. GALLEON SIZED BR. ABOUT 25 ft. x 17 ft. 3 Full baths, FIVE LEVELS! A place for everyone including Mom or Dad. Available on FHA/VA terms as well as a fine assumption! Call 345-2151 anytime day or night seven days a week for details.

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